

TOWN OF ASHLAND, MASSACHUSETTS
101 MAIN STREET, ASHLAND, MA 01721
OFFICE OF THE
ZONING BOARD OF APPEALS

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2025 OCT -2 PM 2:28

John Trefethen, ZBA Chairman

Jasmin Farinacci, Director of Economic
Development and Planning

ZONING BOARD OF APPEALS DECISION
CASE Variance 2-25

MAP 13, LOT 178
BOOK: 72175, PAGE: 540

LOCUS: 30 Memorial Drive (to be known as 31 and 33 Memorial Drive)
PETITIONER: MetroWest Young Men's Christian Association, Inc.
PROPERTY OWNER: MetroWest Young Men's Christian Association, Inc.

At the Public Hearing on September 9, 2025, the Zoning Board of Appeals (the "Board") voted 3-0 to approve a variance at 30 Memorial Drive (the "Locus").

MetroWest Young Men's Christian Association, Inc., owner, applied for a Variance per Chapter 40A, Section 10 of the Massachusetts Zoning Act and Section 10.0 of the Ashland Zoning Bylaws to construct parking spaces at the dimension of nine by eighteen (9 x 18) feet. The property in question is located at 30 Memorial Drive, Assessors Map 13, Lot 78 and is within the RTD-C and RTD-D Zoning Districts. Henceforth the site will be known as 31 and 33 Memorial Drive.

BACKGROUND AND PROCESS

1. The Zoning Board of Appeals (the "Board") received an Application for a Variance on June 18, 2025.
2. The application packet for a Variance, stamped in by the Town Clerk on June 18, 2025 contained the following:
 - a. Completed Application case I.D. VA2-25
 - b. Applicant's memorandum addressing variance request.
 - c. Twelve (12) page Plot Plan titled "Team Hoyt Community YMCA, 30 Memorial Drive in Ashland, MA; Prepared by Bohler Engineering Inc."
3. Other documents submitted:
 - a. Building Commissioner Denial Letter dated May 5, 2025.

The foregoing memoranda and letters were made part of the record and are incorporated in this decision by reference and made a part hereof.

FACTS & EVIDENCE

A public hearing was scheduled for August 26, 2025 at 7:15 PM. Notice of the public hearing was published in the MetroWest Daily News on Tuesday, August 12, 2025 and Tuesday, August 19, 2025.

The public hearing was posted in the Ashland Town Hall and on the Town of Ashland website and provided to all “parties of interest,” including all abutters, as required by MGL Chapter 40A, Section 11.

The public hearing commenced as scheduled on August 26, 2025. The public hearing was continued to September 9, 2025. The following members were seated on the public hearing: Mr. Trefethen, Mr. Forestal, and Mr. Sullivan.

At the public hearing on August 26, 2025, the applicant presented testimony stating the need for a variance in order to construct parking spaces at 9’x18’ rather than the required 9’x20’. The applicant explained that the site was assessed by experts within the field and they explained that due to the site irregular topography, lot shape, and wetlands on the property, the reduction in parking space size is pertinent to allow for adequate onsite parking and Stormwater measures on the site.

At the continued public hearing on September 9, 2025, the Board voted to close the public hearing and entered into deliberations.

FINDINGS BY THE BOARD

The Board, after review of the facts, plans, and evidence presented at this hearing, and after deliberations reviewing all submitted material, makes the following findings for the Variance application of the MetroWest Young Men’s Christian Association, Inc., zoning case VA2-25 at 30 Memorial Drive. The Zoning Board concludes the following:

- A. The Board finds that the property is affected by conditions relating to its configuration, specifically its shape, topography, wetlands, and proposed infrastructure such as stormwater management system.
- B. Owing to circumstances relating to the shape, topography, soil condition and infrastructure for the site, a literal enforcement of the provisions of the Zoning Bylaws would involve substantial hardship, financial or otherwise, to the Petitioners.
- C. The relief may be granted without nullifying or substantially derogating from the intent and/or purpose of the Zoning Bylaws, as said parking will function safely and efficiently while minimizing impacts on the site.

D. The relief may be granted without substantial detriment to the public good, as the proposed parking layout will allow the maximum number of spaces at the site while minimizing impacts.

CONDITIONS

- A. The Applicant shall comply with any and all other relevant By-Laws.
- B. The Applicant shall comply with any and all Ashland and Massachusetts State Building Codes.
- C. During construction, the applicant shall conform to all local, state, and federal laws regarding noise, vibration, dust, and blocking of any roadways. The applicant shall at all times use all reasonable means to minimize inconvenience to nearby residences and businesses. Hours of construction shall be limited to 7:00 AM to 7:00 PM, Monday through Saturday, with no construction on Sunday or any state or federal holiday.
- D. The applicant shall comply with any requirements of the Building Department.
- E. This Decision shall be recorded at the South Middlesex Registry of Deeds. Proof of such recording shall be submitted to the Ashland Building Department and Planning Department prior to issuance of a Building Permit.

TOWN OF ASHLAND – ZONING BOARD OF APPEALS DECISION

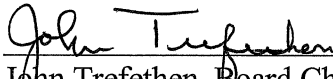
Brian Forestal made a motion to approve the Applicant’s request for a Variance. The motion was seconded by John Trefethen.

The Board voted as follows:

- John Trefethen, Chair (Y)
- Brian Forestal, Member (Y)
- Ryan Sullivan, Associate Member (Y)

By a 3-0 vote, the ZBA approved the Applicant’s request for a Variance. Pursuant to Section 10 of the Ashland Zoning Bylaws, any appeal to this decision shall be made in accordance with M.G.L. c. 40A, § 17 and shall be filed within 20 days of the date this decision was stamped by the Town Clerk’s Office.

Date: _____



John Trefethen, Board Chair



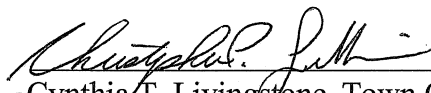
Brian Forestal, Member



Ryan Sullivan, Associate Member

Filed with the Town Clerk on:

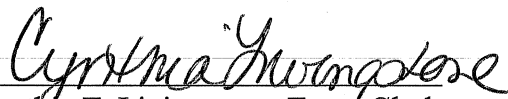
Date: October 2, 2025



~~Cynthia T. Livingstone, Town Clerk, DEPUTY~~
CHRISTOPHER P. SULLIVAN

I HEREBY CERTIFY THAT TWENTY DAYS HAVE ELAPSED FROM THE DATE THIS DECISION WAS FILED IN THE TOWN CLERK'S OFFICE AND THAT NO APPEAL HAS BEEN FILED.

Date: 10/23/2025



Cynthia T. Livingstone, Town Clerk